

March 20, 2023

Representative Thomas Stevens, Chair  
House General and Housing Committee

IN SUPPORT OF H.184

Dear Representative Stevens:

I believe you are trying to ease the burden on small scale landlords, like me. I've been a landlord in Vermont since 2000 and have always complied with whatever requirement the State, or municipal Code Enforcement offices, have thrown my way. As a result, my 15 units are well maintained, and I have long-term tenants who are happy to have a landlord that cares about them and who is able to charge below market rents.

I took the Department of Health's Essential Maintenance Practices class very early on and became an EPA certified Lead Paint Renovator before replacing my old windows. (I did not renew my EPA certification because I had no further window replacements.) But this latest round of IRC requirements and fees, and insurance requirements, feels punitive.

These fees and requirements are going to hit the "good folks" among landlords hard, and I presume we'll probably just pass the financial burden straight on to our tenants. But I have little hope that these new requirements and fees will encourage the "bad actors" to become compliant.

These types of burdens on small landlords will also chase more owners to the short-term rental market, something that is a disaster for Vermonters looking for permanent housing.

I appreciate any efforts that can ease the burden on the small-time landlord who has no interest in selling their inspection and maintenance labor to others, nor has the financial capacity to pay others for, what remains, pretty basic maintenance work.

Many thanks,



Paul Lamberson  
292 Mead Farm Road  
Hinesburg, VT 05461